



TOWN OF WARRENTON

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AGENDA PLANNING COMMISSION TOWN OF WARRENTON

February 15, 2006
7:00 P.M.

1. Call to order and establishment of a quorum.
2. Approval of Minutes – December 21, 2005
3. Public Hearings
 - a. **Sterling Court Rezoning ZMA #06-01 – Habitat for Humanity.** A request to rezone the property at the end of Sterling Court, off Academy Hill Road, from R-10 Residential to R-6 Residential for the purpose of subdividing the land. The request would provide the opportunity for creating seven (7) lots with duplexes (14 units, subject to a Special Use Permit) on the 2.9129 acres parcel with a development density of 4.8 units per acre. The parcel is currently vacant and would require separate approval of the subdivision (GPIN #6984-63-8630). The Comprehensive Plan identifies the property as Medium Density Residential suggesting a density of up to 5.0 dwelling units per net acre.
 - b. **Special Use Permit #06-02, Sterling Court Subdivision.** A request to allow the construction of fourteen (14) duplex units in the R-6 Residential District in accordance with Section 9-1.2 of the Zoning Ordinance. The property is located at the end of Sterling Court off of Academy Hill Road (GPIN #6984-63-8630) and subject to approval of rezoning to the R-6 District and separate subdivision authorization. The maximum density for duplex development in the R-6 District is 7.0 units per acre. The proposed development of the property into seven (7) duplex lots on 2.9129 acres would be 4.8 units per acre. Habitat for Humanity is the owner and developer proposing market-rate dwellings adjacent to the existing Edgemont Subdivision. The Comprehensive Plan identifies the property as Medium Density Residential up to 5.0 dwelling units per net acre.

- c. **Special Use Permit #06-01, North Rock Plaza Cooperative Parking.** A request for authorization of cooperative parking between four (4) commercial sites in a consolidated development located at the corner of Blackwell Road and North Hill Drive (GPIN Nos. 6984-47-9824, 6984-47-9750, 6984-57-1856 and 6984-57-1686). The request would confirm the existing private arrangement where the current sites share parking and access in a coordinated design of the original tract. The property is 3.5 acres and zoned CL Commercial. It consists of two buildings developed for retail and office use, one office building under development and one vacant parcel. The property is planned for 166 parking spaces and two (2) consolidated access points in accordance with the unified site plan approved for the development. Shared parking is eligible as per Section 24-4 of the parking provisions of the Zoning Ordinance. The developer of the tract was Angler Development and the site is complete.
6. Other Business
7. Work Session
8. Planning Commission Comments
9. Staff Comments – Concept Plans and Development Proposals.
 - Clea Investments – Drive-through at Fifth and Main Streets
 - Smith Medical Office Building – Fletcher and Oak Springs Drive
 - Warrenton Village Shopping Center – Replacement of Coffee Kiosk
 - Exxon Station and Car Wash – Replacement of Facilities
 - Broadview Acres, Lot A – New Car Dealer behind Jiffy Lube
 - Office Conversion – Residential Structure at Sullivan and Waterloo Streets
10. Adjourn